

JOHN HENRY MILLER JR., ET AL  
GRANTORS

WARRANTY DEED

AHMAD K. AKBARY, ET UX  
GRANTEES

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For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, JOHN HENRY MILLER JR. AND A. S. BALLARD JR., do hereby sell, convey and warrant unto AHMAD K. AKBARY AND WIFE ANGELA K.

AKBARY as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described lands lying and being situated in the Southeast Quarter (SE 1/4) of Section 28, Township 2, Range 8 West, DeSoto County, Mississippi:

LOT 30, SECTION C, DEAN HEIGHTS, A SUBDIVISION, AS RECORDED IN PLAT BOOK 88 PAGES 1 AND 2 IN THE OFFICE OF THE CHANCERY COURT CLERK OF DESOTO COUNTY, MISSISSIPPI, AND TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

The warranty hereof is subject to flowage easements; to rights of way and easements for public roads and for public utilities; to building, zoning, subdivision and Health Department regulations in effect in said county and state; to the covenants, limitations and restrictions of said subdivision to which said recorded plat makes reference and to those set forth in Deed Book 396 at Page 241 to which reference is hereby made.

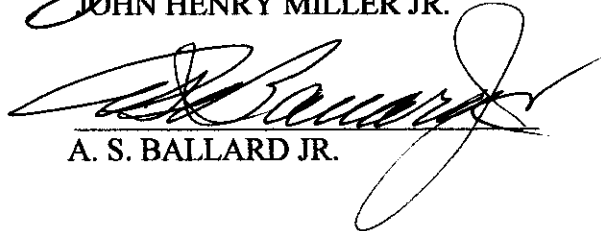
Possession is given upon the delivery hereof. Taxes for the year 2005 shall be prorated among the parties as of the date hereof.

*W Ballard*

The Grantors warrant said lands are not the homestead of either thereof.

Witness our signatures this the 25<sup>th</sup> day of April, 2005.

  
JOHN HENRY MILLER JR.

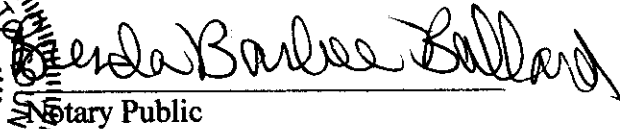
  
A. S. BALLARD JR.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and state, the within named JOHN HENRY MILLER JR. AND A. S. BALLARD JR. who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 25<sup>th</sup> day of April, 2005.



  
Notary Public

Address of Grantors:

500 Lake Drive  
Humando, MS 38632  
(H) 662-429-9678 W 901-487-1196

Address of Grantees:

8698 Millbranch Rd. Southaven MS 38671  
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(H) 662-312-4575 (W) 662-429-0355

Prepared by:

William W. Ballard  
2310 Elm Street  
Hernando, Ms 38632  
662-429-7886